

INDUSTRY DAY

for the Navy Build-out

On Cost, On Schedule, Built for the Next 50 Years

April 24, 2001

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Today's Purpose

- ◆ To describe overall project
- ◆ To explain the acquisition approach
- ◆ To obtain feedback
- ◆ To answer questions

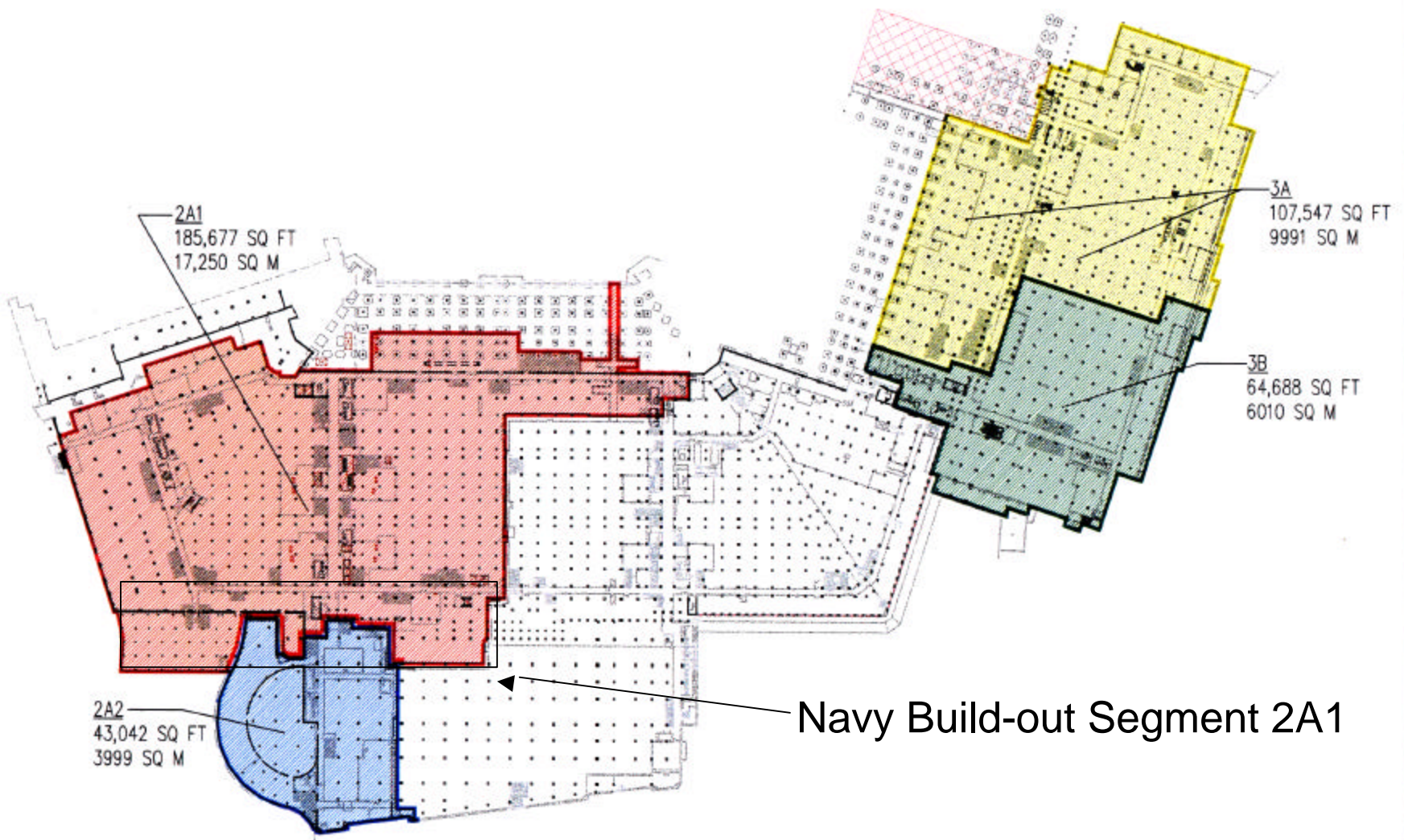


Project Information



Statement of Need

- ◆ Navy units require approximately 25,000 gross square feet of space in the Pentagon. The area designated for this project in Basement Segment 2A1 is the only available space.
- ◆ PENREN has a responsibility to provide backup power to dual PDU's in PCTCF. Deletion of Basement Segment 2A1 build-out put this completion on hold.
- ◆ DISA requires backup power in Basement Segment 2A2.

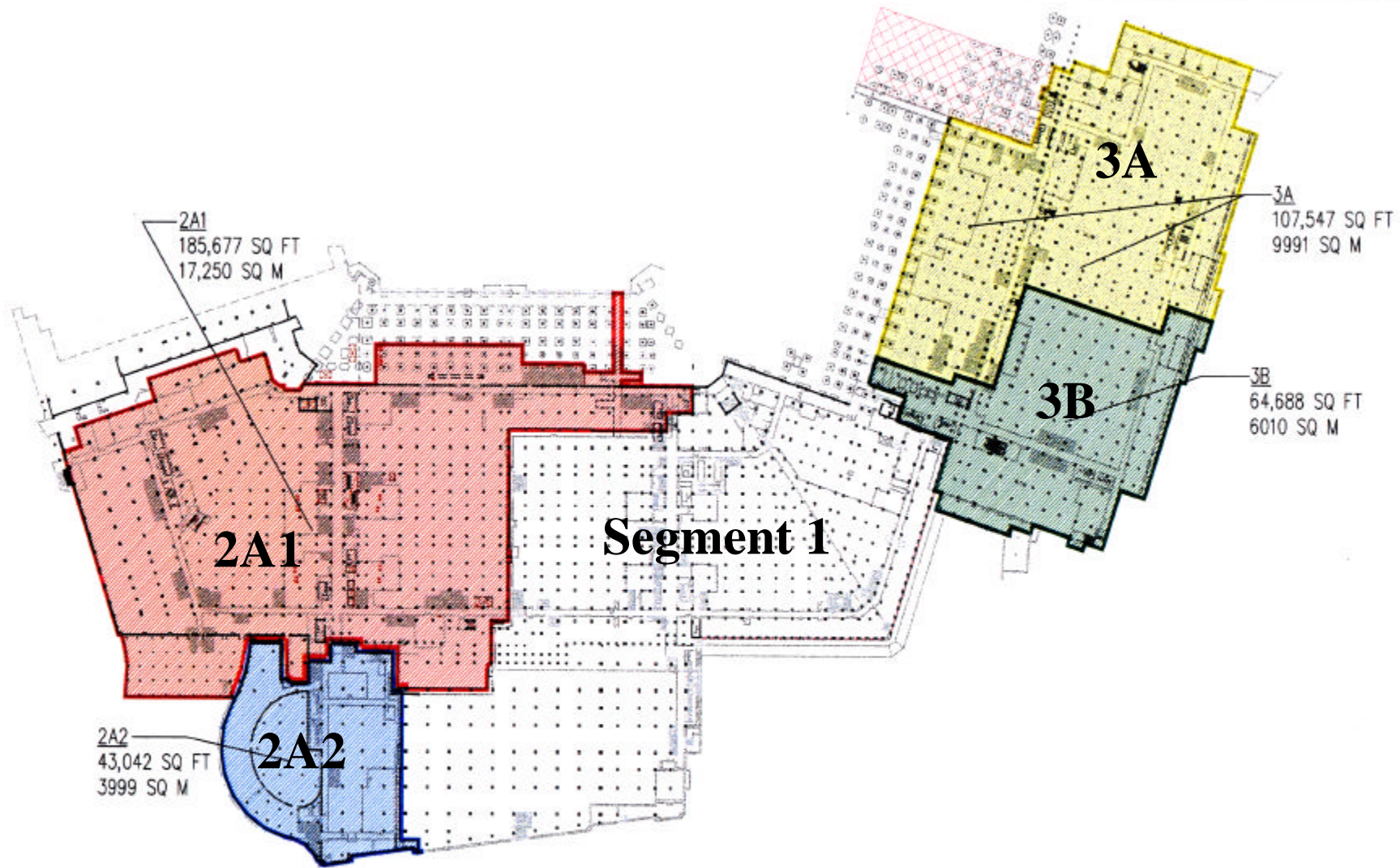


U.S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
BALTIMORE, MARYLAND

BASEMENT/ CONSTRUCTION INCREMENTS

SCALE: 1/500
BASEMENT RENOVATION, THE PENTAGON
ARLINGTON, VIRGINIA
4 MAY 1999

URS Greiner
ARCHITECT & ENGINEERING FIRM



Segment 1



U.S. ARMY ENGINEER DISTRICT, BALTIMORE
CORPS OF ENGINEERS
BALTIMORE, MARYLAND

BASEMENT/ CONSTRUCTION INCREMENTS

SCALE: 1/8" = 1'-0"
BASEMENT RENOVATION, THE PENTAGON
ARLINGTON, VIRGINIA
4 MAY 1999

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ARCHITECTURAL & ENGINEERING SERVICES



The Basic Project

- ◆ Build-out 25000 SF of space in Basement Segment 2A1 for use by Navy (RD&A and N-45).
- ◆ Electrical Upgrade for Basement Segment 2A1 (DISA backup, and power to dual PDU's in PCTCF).
- ◆ Construction of electrical vault to support Navy, DISA and PCTCF requirements



Design Strategy

◆ Design/Build

- D/B Contractor will be Designer of Record

◆ Bridging Documents by EYP

- Assistance with SOW
- Tailored Performance Specification (From W2-5)
- Concept Drawings (Basic areas for build-out, existing conditions)
- Life Safety Considerations
- Points of connection (Utility Concept Plan)



Applicable Conditions

◆ Constrained site

- Above ground floors are occupied
- Adjacent area is occupied
- Portion of build-out is under building perimeter

◆ Coordination with other on-going projects

- GPSR Tunnel Construction
- Demolition and Abatement in Basement Segment 2A1
- Metro Entrance Facility
- Wedge 2 to 5 (impact on scope)

◆ Risks/Concerns:

- Changing customer requirements
- Impact on eventual use of Basement Segment 2A1



Project Risks/Concerns

RISK

- ◆ Site Conditions

- ◆ Wedge 4 Construction
(Future Risk to W 2-5 D/B contractor)

- ◆ Other Government Contractors (OGCs)

MITIGATION

- ◆ Thorough investigation of conditions met in Segment 2A2 and Segment 1. Use of lessons learned. Bridging Documents to examine existing conditions.

- ◆ Lessons learned from Wedge 2 and 3 during Wedge 4 construction.

- ◆ Award fee consideration for coordination with OGCs



Program/Contract Budget

- ◆ Contract award estimated between \$4 and \$7 million



Schedule

- ◆ Contract Award September 2001
- ◆ 15 Months Design and Construction



Requirements Structure

◆ RFP to include:

- Existing facility programmatic information
- Prioritized list of requirements for new facility
- Performance specification

◆ Reference Library will be set up to include:

- Segment 1 As-Built Drawings
- Segment 2A2 As-Built Drawings
- Draft Commissioning Plan
- Geotechnical Study, July 1993
- 2A1 Design Drawings, URS
- 2A1 TFO Drawings, URS
- 2A1 Pre-Construction Drawings
- OTHERS AS NEEDED?



Acquisition Approach



Acquisition Approach Overview

- ◆ Two phase design-build approach under FAR Part 36.3
 - Phase I
 - Request for Qualifications (RFQ) leading to establishment of pool to compete in Phase II
 - Phase II
 - Request for Proposals (RFP) leading to contract award
- ◆ Competitive 8(a) set-a-side
- ◆ Source Selection will be conducted in accordance with FAR Part 15 as a best value acquisition
- ◆ This will include written & oral proposals (Phase II)



Phase I



Phase I - Overview

- ◆ 8(a) Set-Aside Competitive Procurement
- ◆ Qualification proposals will be submitted in response to electronic Request for Qualifications (RFQ)
- ◆ Evaluation Factors:
 - Past Performance
 - Management Approach
 - Past Performance is more important than Management Approach
- ◆ Cost and price are not considered during Phase I
- ◆ Pool of up to 3 of the most highly qualified teams will be selected
- ◆ Source Selection Authority: PenRen PM



Submission Requirements

◆ Past Performance

- Master Project Listings of all design/construction projects with a construction value over \$3M ongoing/completed by the GC/AE within the last 5 years
- Detailed summaries of the 7 most relevant projects
- Past Performance Questionnaires
 - The Offeror shall initiate the Past Performance Questionnaires for each of the seven relevant projects
 - Questionnaire should be completed by the owner's representative most knowledgeable of the project who will submit them directly to the Pentagon Renovation Program POC no later than the qualifications proposal due date
 - Offerors are responsible for ensuring that the telephone numbers provided for the owner's representative are accurate and that the representative is aware that they will be contacted regarding the questionnaire and the Offeror's past performance.



Submission Requirements

- ◆ Management Approach
 - Organizational Structure
 - Technical Competence
 - Capacity to Perform



Evaluation Criteria

◆ Past Performance

- Past performance will be evaluated as a measure of the Government's confidence in the Offeror's ability to successfully perform this project based on demonstrated relevant and recent performance.
- The Offeror's past performance will be evaluated based on the information received as part of the past performance questionnaires, phone interviews with identified customers on the project master list, project descriptions, and relevance summaries. The seven projects identified by the Offeror may not serve as the sole basis of evaluation of past performance. The Government reserves the right to obtain and utilize information obtained by the Government from sources other than those identified by the Offeror. The evaluation will consider the extent of the Offeror's relevant experience and their demonstrated ability to meet project quality, performance, schedule, and technical requirements and cost objectives, and to ensure customer satisfaction.



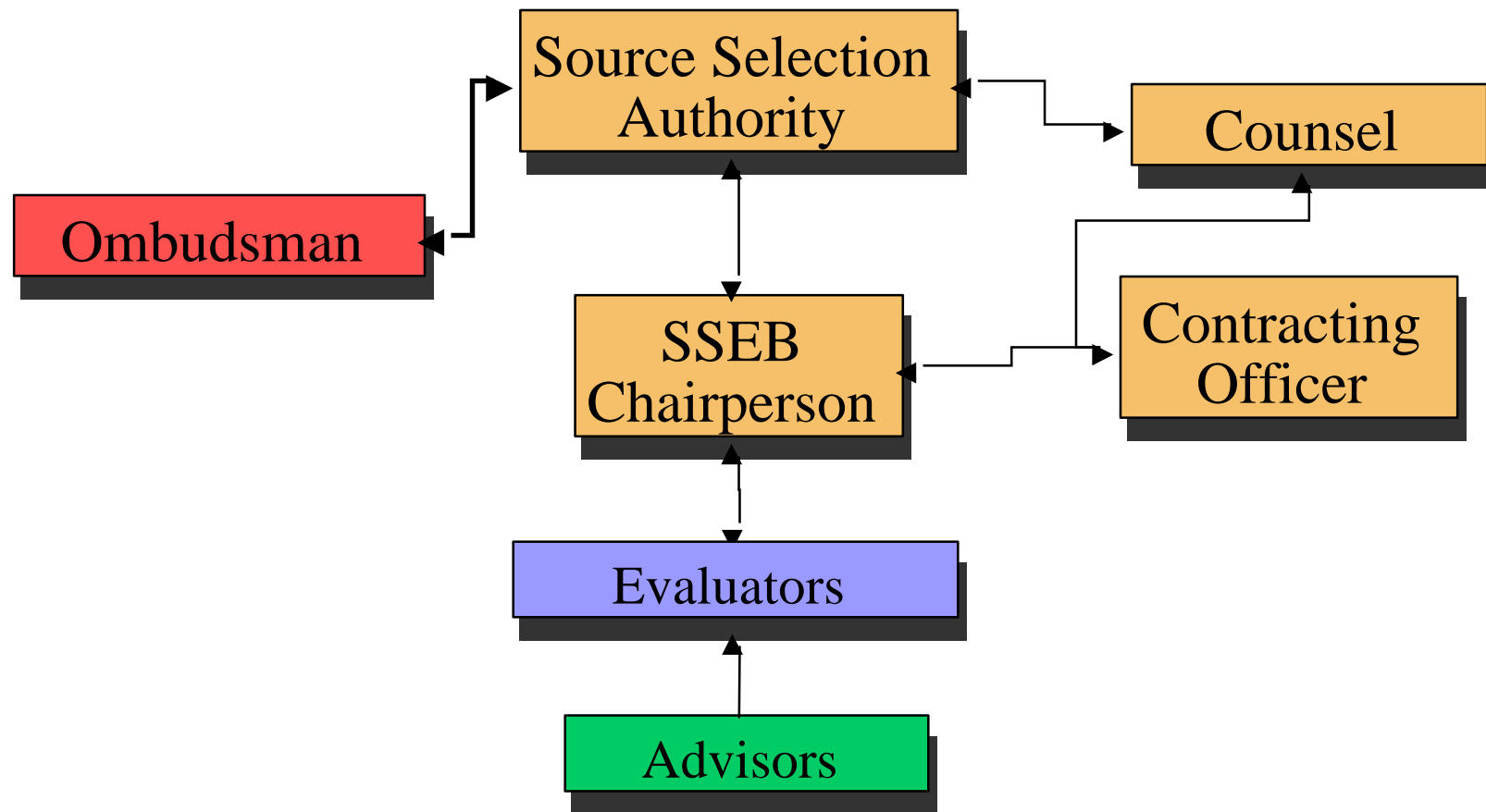
Evaluation Criteria

◆ Management Approach

- Management evaluation will assess the adequacy of the offeror's proposed organizational structure and lines of authority, responsibility, and communication, the adequacy of the technical competence of the offeror's personnel, (key members, designers, and construction managers) and the adequacy of the offeror's plan for providing the necessary resources and efficiencies for this project. This factor will be evaluated as a measure of the Government's confidence in the Offeror's ability to effectively manage the project; communicate between the project, their corporate organizations, and the Government; provide technically competent personnel, and secure and maintain resources and efficiency over the term of the project.

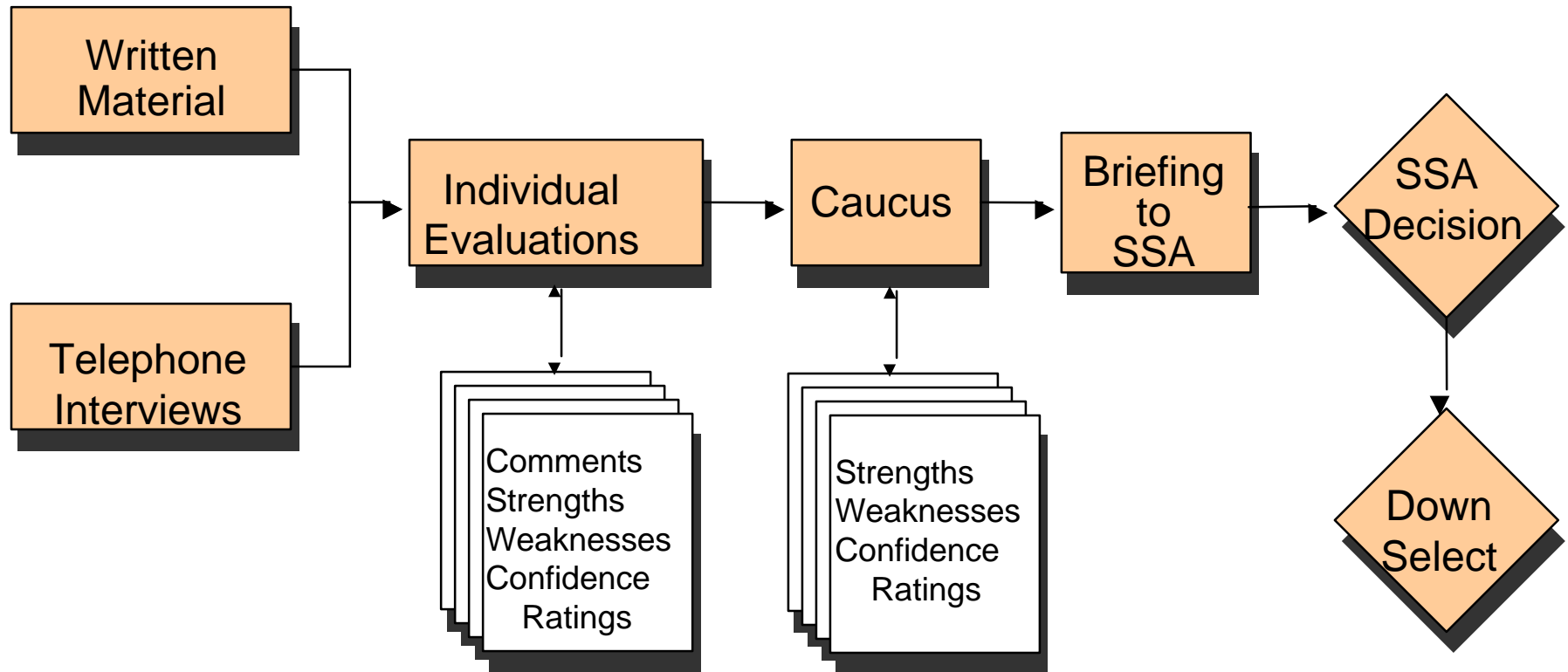


Source Selection Organization





Source Selection Process





Phase II

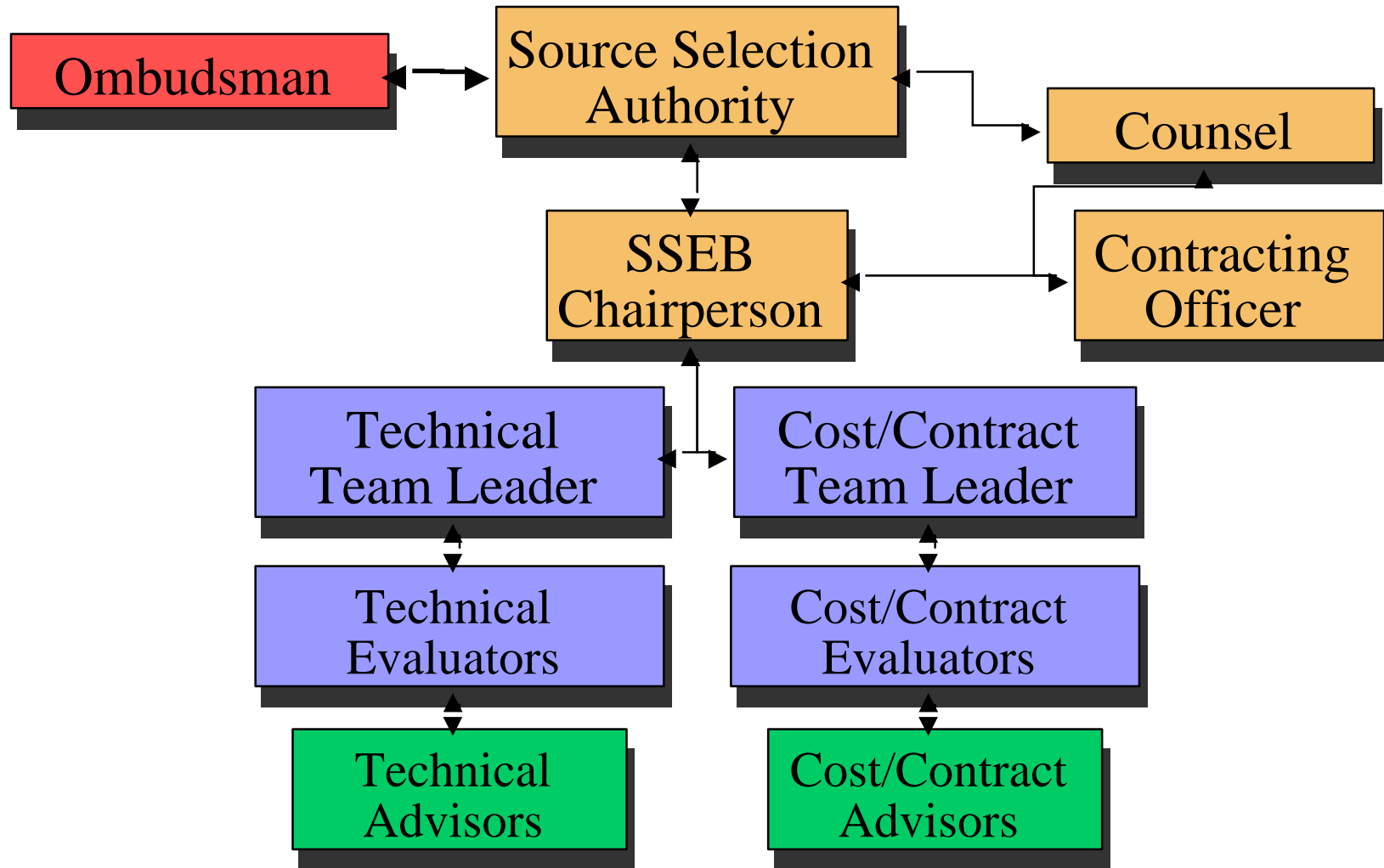


Phase II - Overview

- ◆ Limited to the selected sources from Phase I
- ◆ Potential Evaluation factors:
 - Technical Approach and Concept Design (Oral and Written)
 - Management Approach (Oral and Written)
 - Price (Written)
 - Past Performance (Carried over from Phase I)
- ◆ Best Value Source Selection Approach per FAR Part 15
- ◆ SSA: PenRen PM

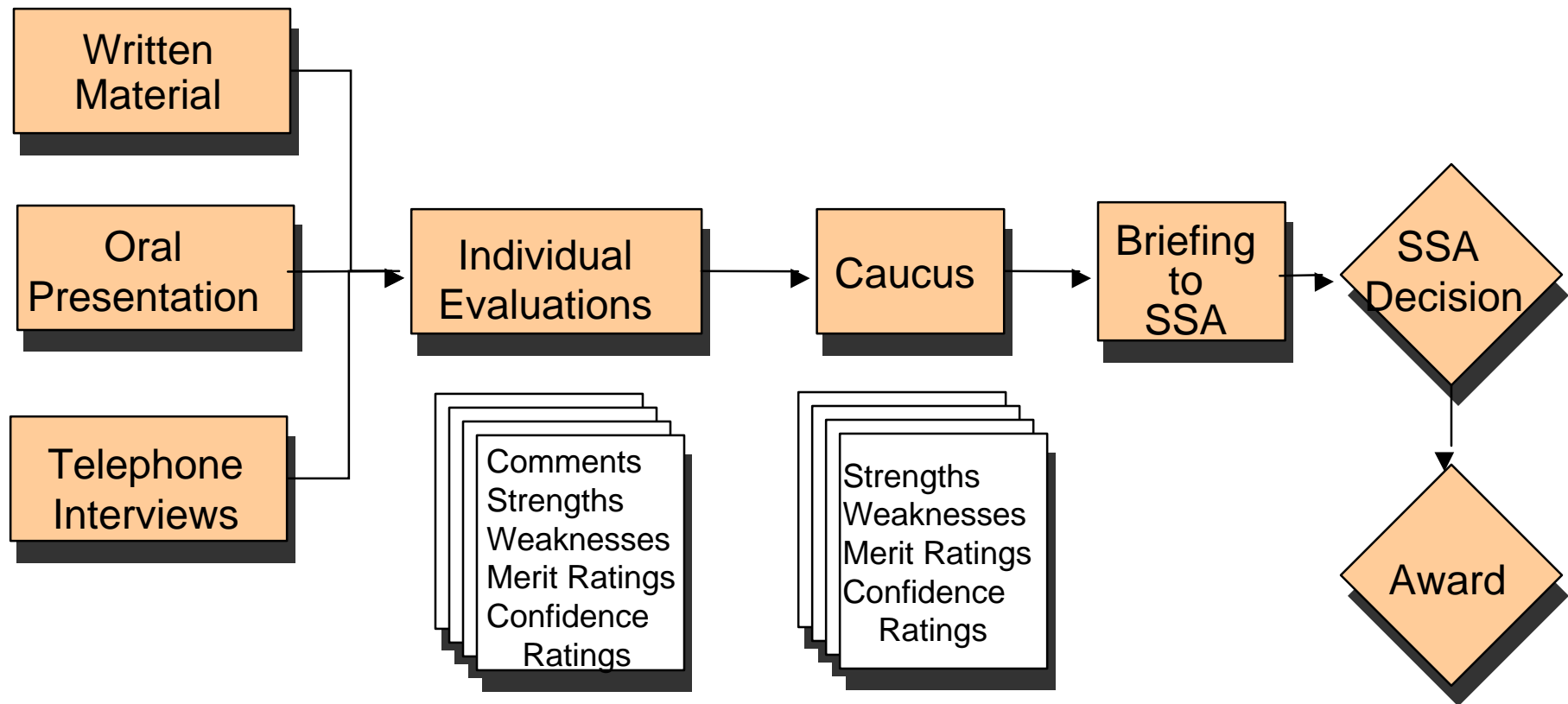


Source Selection Organization





Source Selection Process





Contract Type

- ◆ Firm-Fixed Price with Award Fee
- ◆ Award Fee Pool of 7%
 - Award Fee is used to encourage behavior or actions necessary for success of the project and the program, such as:
 - Quality of Performance/Workmanship
 - Customer Satisfaction
 - Project management
 - Schedule management
 - Partnering/Communication
 - Responsiveness
 - Risk management
 - Commissioning
 - Post-Construction/Warranty
 - 91% average award fee has been earned by PENREN Contractors
 - Unearned fee typically rolled over to the next award fee period
 - Quarterly evaluations



Additional Information

- ◆ “Build to Budget”
 - Contract budget & funding profile provided to offerors
 - Threshold and objective requirements identified and prioritized

- ◆ \$10K stipends for Phase II competitors

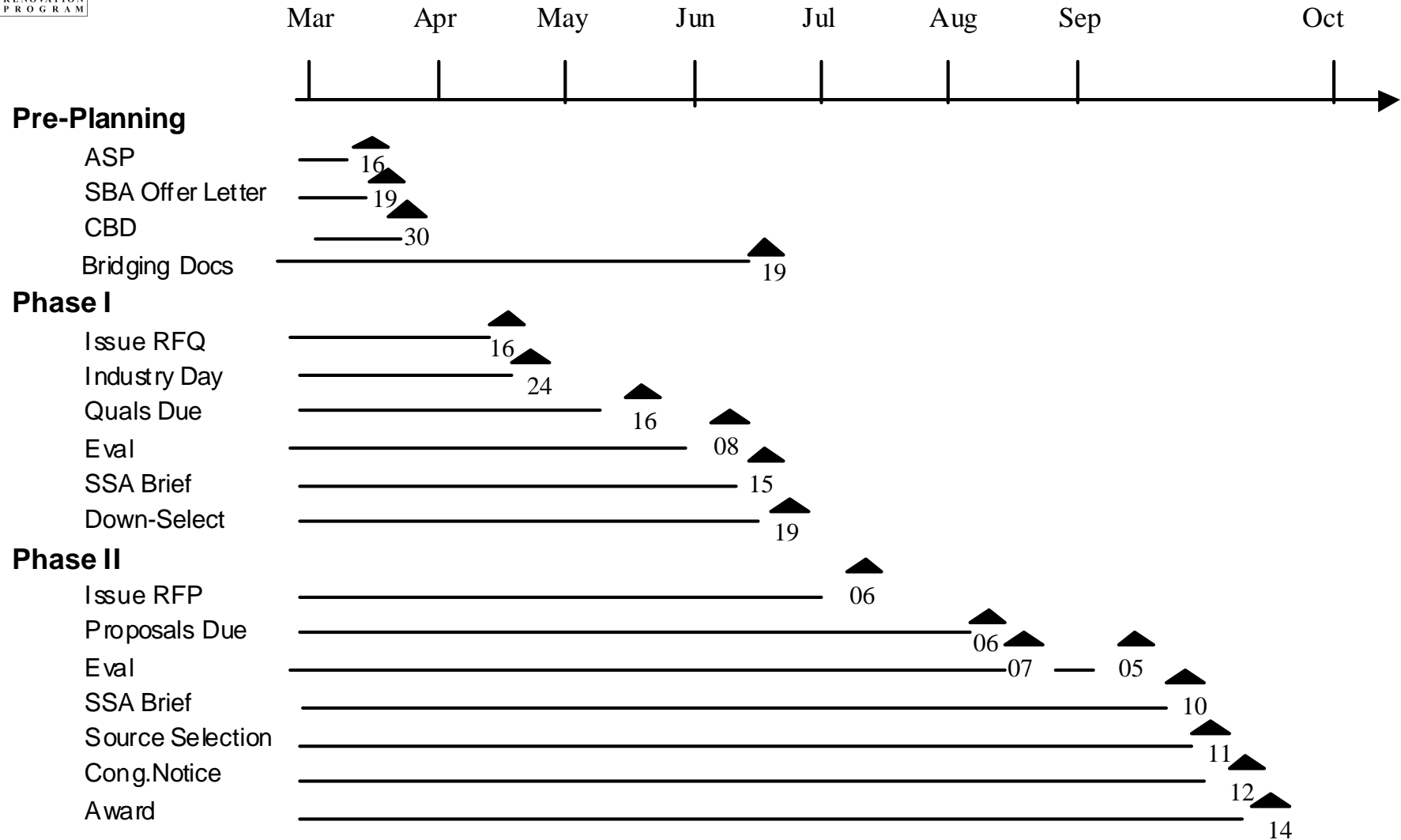
- ◆ Industry questions, answers and RFQ updates, supplemental information will be posted on the PENREN home page:
 - <http://renovation.pentagon.mil>



Acquisition Schedule



Acquisition Milestones





Questions?